

1  
2  
3 **CITY OF SIERRA MADRE**  
4 **PLANNING COMMISSION MINUTES**  
5 Regular Meeting of  
6 Thursday, January 5, 2017 at 7:00 p.m.  
7 City Council Chambers, 232 W. Sierra Madre Blvd.  
8

9 **CALL TO ORDER**

10  
11 Chair Frierman-Hunt called the meeting to order at 7:02 p.m.  
12

13 **ROLL CALL**

14  
15 **Present:** Chair Frierman-Hunt, Vice Chair Spears, Commissioners Buckles, Desai,  
16 Hinton, Hutt, Pevsner  
17 **Staff:** Vincent Gonzalez, Director of Planning & Community Preservation  
18 Leticia Cardoso, Planning Manager  
19 Jennifer Peterson, Administrative Analyst  
20 Terri Highsmith, City Attorney  
21

22 **APPROVAL OF AGENDA**

23  
24 Commissioner Spears moved to approve the agenda as amended. Commissioner  
25 Desai seconded. Motion carried unanimously.  
26

27 **APPROVAL OF MINUTES OF DECEMBER 15, 2016.**

28  
29 Commissioner Hutt moved to approve the minutes. Commissioner Spears seconded.  
30 Motion carried unanimously, with Commissioner Desai abstaining due to his absence.  
31

32 **AUDIENCE COMMENT**

33  
34 Jim Watson  
35 Baldwin Ave.  
36

37 Mr. Watson requested reevaluation of the process of recording of a covenant for second  
38 units. Mr. Watson provided staff and the commission with a report.  
39

40 **PUBLIC HEARING**

41  
42 **1. Conditional Use Permit 16-02 (CUP 16-02)**  
43 14 W. Sierra Madre Blvd.  
44 Applicant: Dr. Eric To  
45

46 Planning Manager Cardoso provided the staff report.  
47

48 **Public Comment**

49  
50 Dr. Eric To  
51 Applicant

52 Dr. To stated that he is available for questions.

53  
54 The Commission inquired about the applicant's proposed solution to satisfying the  
55 parking requirements, and made suggestions for other options, including requiring  
56 employees to park in the designated spots in the rear lot.

57  
58 The Commission discussed the potential for growth of the practice with Dr. To and his  
59 plans for the future.

60  
61 Judy Webb Martin  
62 Mira Monte Ave.  
63 Ms. Webb-Martin spoke in favor of the project.

64  
65 **Discussion**

66  
67 Commissioner Buckles stated that he is in favor of the project.

68  
69 Commissioner Desai stated that he is in favor of the project. He stated that he would be  
70 in favor of conditioning that employees utilize the rear parking area.

71  
72 Commissioner Spears stated that he is in favor of the project. He also agrees with  
73 employee parking in rear. Commissioner Spears also encouraged the applicant to post  
74 signage discouraging parking at Happy's.

75  
76 Commissioner Hutt spoke in favor of the project, and also stated that he would like to  
77 look further into the commercial parking requirements in the future.

78  
79 Both Commissioners Hinton and Pevsner were in favor of the project.

80  
81 **Motion: Commissioner Hutt moved to approve Planning Commission resolution**  
82 **16-12, approving Conditional Use Permit 16-02, with deleted conditions that**  
83 **employees park in public parking, patrons leave keys with staff, and added**  
84 **conditions requiring signage inside the office alerting patients/customer that**  
85 **parking in Happy's parking lot is prohibited, planting of drought tolerant plants in**  
86 **window boxes along façade and requirement that employees park behind the**  
87 **building. Commissioner Desai seconded. Motion carried unanimously.**

88  
89 **2. Municipal Code Text Amendment 16-06 (MCTA 16-06) – Group Living Facilities**

90  
91 Director Gonzalez delivered the staff report.

92  
93 **Public Comment**

94  
95 None.

96  
97 Commissioner Hutt commended staff and counsel, stating that this is not an easy topic  
98 for which to draft an ordinance.  
99

100  
101 **Action: Commissioner Hutt moved to approve Planning Commission Resolution**  
102 **16-14, approving Municipal Code Text Amendment 16-06 with edits as shown in**  
103 **revised resolution. Commissioner Spears seconded. Motion carried**  
104 **unanimously.**  
105

106 **ORAL COMMUNICATION**

107  
108 **Audience Comments**

109  
110 None.

111  
112 **Planning Commission**

113  
114 Commissioner Spears reminded everyone to turn off their lawn sprinklers when it rains.  
115 Commissioner Pevsner offered congratulations on the Mayor's Trophy for the Sierra  
116 Madre Rose Float.  
117

118 **Planning & Community Preservation**

119  
120 Director Gonzales stated that the next meeting would be scheduled for January 19<sup>th</sup>,  
121 2017.  
122

123 **Adjournment**

124  
125 Chair Frierman-Hunt adjourned the Planning Commission meeting at 8:34 pm.  
126

127  
128   
129 Secretary to the Planning Commission

130 Vincent Gonzalez, Director of Planning & Community Preservation